

# Minutes of YMCALSW – GLA monitoring meeting

## Held 20/06/2016 at St James House

Present: Richards James, YMCALSW  
Simon Tanner, YMCALSW  
Carrie Bowers  
Stuart Leamy, YMCALSW  
Inez Hough, GLA  
Mick Breheny, GLA (minutes)

### 1. GLA Update

- 1.1 IH said the outcome of the government grant settlement was awaited.
- 1.2 31 housing zones had now been approved.

### 2. YMCALSW Update

- 2.1 RJ said that, following viability issues for Forest YMCA, YMCALSW had commissioned a business plan justifying a merger for the HCA. The objective now would be to submit a merger application to the HCA in July and obtain approval of the two boards by the end of 2016. There would be a new name.

### 3. Programme Review

- 3.1 RJ said that Wimbledon YMCA had 110 beds. There had been HC grant of roughly £730,000. The 2011 agreement with Wilmott Dixon was to redevelop the site and re-provide the hostel spaces but the developer had pulled out. A new developer (Thorn) was now contracted to deliver 100 units but to double the space for other uses.
- 3.2 Pre-application discussion would be in July with an application possibly in October and start on site around April 2017. Completion would be roughly April 2019. There would be no grant required.
- 3.3 SL thought the original HC grant was for fewer units so there should be no grant repayment obligation.
- 3.4 MB mentioned the option of a nil grant bid. RJ and SL said this was possible and so might a bid for a small amount of grant depending on viability.
- 3.5 RJ would arrange for MB to receive a project report on Surbiton YMCA. It was a design and build contract and work was within two weeks of the timetable.
- 3.6 [REDACTED]

- 3.7 MB offered to visit the office to help with the next stage.
- 3.8 MB updated on the bid for the extra 10 units at Surbiton. It was agreed that there should be a new *homelessness change* bid, but this would involve an extra contract.
- 3.9 MB mentioned the outstanding design standards forms for Surburton. He would forward the link to the blank version. Completed forms would help to clarify which were the 50, 67 and 10 units.

**Action: GLA**

- 3.10 ST said seven capacity studies had been sold this year, some outside London but three for Richmond H.P., one for City West Homes and one for YMCALSW for Chessington
- 3.11 Planning pre-application was about to start for City West, Chessington and one Richmond one (total 100 units).
- 3.12 L.B. Barking & Dangeham was interested in a community-based scheme. Peabody were interested in a Thamesmead one.
- 3.13 YMCALSW had submitted a framework tender to Enfield which would give access to mini-competitions.
- 3.14 Other possible consortium members were L.B. Richmond, Wandsworth YMCA, L.B. Hillingdon.
- 3.15 The first starts on site were likely to be RHP, Chessington and City West – all 2017. IH and MB recommended reprofiling into the new year now and moving some completions to 2018/19. ST would send his pipeline list at the same time.

**Action: YMCALSW**

## 4. Compliance audit

- 4.1 MB summarised the methodology and timetable for compliance auditing. There would almost certainly be at least one YMCALSW scheme in the sample. The aim was to notify providers of the number of schemes in July, with details of the scheme released about four weeks before the auditor's visit. The deadline for the auditor's report was likely to be the end of October.

## 5. Y:Cube Prototype

- 5.1 ST asked MB to make enquiries about the possibility of temporarily locating a Y:Cube prototype in the vicinity of City Hall.

**Action: GLA**

## 6. Mayoral Visit

- 6.1 ST suggested the Y:Cube Mitcham scheme for a future mayoral visit.

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### 1. Matters arising

- 1.1. MB confirmed that a compliance audit had not been necessary for the current year.
- 1.2. There would be potential Y:Cube prototype location issues with the More London landlord. ST said the intention now was to move the new prototype to the Richmond Housing Partnership (RHP) Teddington office, where it would remain for at least three months. IH and MB expressed an interest in visiting it.

### 2. GLA Update

- 2.1. IH said the new bids round had opened, featuring new products and bringing a target of 90,000 starts on site. The GLA was bidding for additional government funding, which would mean an increased target.
- 2.2. Draft supplementary planning guidance had been published. There would be a new London housing strategy later in 2017, and a new London Plan would follow in two or three years.
- 2.3. Draft estate regeneration guidance had been published.
- 2.4. MB would be working three days per week from April.

### 3. YMCALSW Update

- 3.1. RJ said that the Forest YMCA merger agreement had been signed on 20/12/2016. The asset transfer would wait until the end of March. The intention was to work in new areas of London, with some diversification of the development programme. The new organisation was likely to be called YMCA London Group.
- 3.2. [REDACTED]
- 3.3. The new group Finance Director would be Fred Angole.

### 4. Programme review

- 4.1. RJ said that the building control officer had visited the completed Surbiton YMCA scheme, and the certification was now awaited. MB mentioned that a reclaim of the start on site payment for the previously deleted scheme would be processed as a deduction from the Surbiton YMCA completion grant. IH expressed her appreciation for that earlier assistance in splitting that original scheme.
- 4.2. RJ said the homelessness change contract had been signed and forwarded to Trowers.
- 4.3. Thornsett, the Wimbledon YMCA developer, had produced a revised design, below the height threshold which had delayed the previous version. The construction would be partly modular, and there would be a grant bid. As it would be a hostel development (and a developer-led S106 one), IH said a negotiated route grant bid would be advisable.
- 4.4. [REDACTED]
- 4.5. ST said the partnership with RSHP and Aecom was progressing well, with contractual documents agreed and almost ready for signing. The supplier would remain outside the partnership to allow for competition.

- 4.6. Chessington was the most advanced of the in-house Y:Cube schemes. R.B. Kingston (the landowner) had approved the disposal, and heads of terms were being drafted for a 150-year lease. There would be a community centre (together with cafe, sports centre and meeting space) plus either 28 residential units with a nursery or 31 without. There would be a local exhibition prior to the planning submission, which was expected to be in April. The aim was to start on site by September; the scheme would need to be open by March 2018.
- 4.7. L.B. Waltham Forest and Land Aid were assisting with the search for further in-house sites.
- 4.8. RHP's first Y:Cube site would be 18 units at the junction of Edgar Rd and Simpson Rd in Teddington. There would be a public exhibition in February, followed by a planning application with a view to starting on site by June.
- 4.9. Subsequent RHP schemes were Butts Farm (26 units) and Creef Court (15 units).
- 4.10. ST had been intending to delay signing RHP up to the GLA funding agreement until after the Edgar Rd scheme achieved planning consent. IH suggested that signing the GLA agreement would make the funding more secure, and ST agreed to reconsider the timing. He asked MB to forward the agreement (it is on the GLA website: [https://www.london.gov.uk/sites/default/files/framework\\_delivery\\_agreement\\_ex\\_rsl\\_consortium\\_mhc\\_15-18\\_programme.pdf](https://www.london.gov.uk/sites/default/files/framework_delivery_agreement_ex_rsl_consortium_mhc_15-18_programme.pdf)).
- 4.11. There had been some progress with the Y:Cube allocation, but there was now slippage compared with IMS forecasts. ST agreed to update IMS by 10/02/2017.

ACTION: YMCALSW

## 5. Pipeline

- 5.1. RJ said the intention was still to submit a bid for refurbishment of 14 units at Forest YMCA. This scheme would become part of the newly merged organisation's assets from the beginning of April, so a bid was possible before closure of the bids round on 13/04/2017.
- 5.2. There was discussion underway with Aecom about longer term development opportunities at Silvertown.

## 6. Local authorities

- 6.1. ST said there were no issues as such with local authorities. The main question usually discussed with them was the requirement for land.

## 7. Next meeting

- 7.1. It was agreed that June or July would be a good time to meet again (probably in Teddington or Surbiton). MB would forward dates.

ACTION: GLA